

CODE ENFORCEMENT BOARD
1st FLOOR COMMISSION CHAMBER
FORT LAUDERDALE CITY HALL
100 NORTH ANDREWS AVENUE
AUGUST 25, 2015
9:00 A.M.

| <u>Board Members</u> | <u>Attendance</u> | Cumulative attendance 2/2015 through 1/2016 | |
|------------------------------|--------------------------|--------------------------------------------------------|----------------------|
| | | <u>Present</u> | <u>Absent</u> |
| Howard Elfman, Chair | P | 7 | 0 |
| Chad Thilborger, Vice Chair | A | 3 | 4 |
| Paul Dooley | A | 5 | 2 |
| Joan Hinton [until 2:18] | P | 6 | 1 |
| Patrick McGee | P | 7 | 0 |
| Lakhi Mohnani | P | 7 | 0 |
| Howard Nelson [arrived 9:10] | P | 6 | 1 |
| Alternates: | | | |
| Michael Madfis | A | 1 | 1 |
| Joshua Miron | P | 2 | 5 |
| Robert Smith | P | 6 | 1 |

Staff Present

Bruce Jolly, Board Attorney
Peggy Burks, Clerk III
Rhonda Hasan, Assistant City Attorney
Lori Grossfeld, Clerk III
Yvette Ketor, Secretary, Code Enforcement Board
Deanna Bojman, Clerk III
Porshia Goldwire, Administrative Aide
Alejandro DelRio, Building Inspector
Dorian Koloian, Clerk III
Alexandria Gill, Clerk I
Jose Abin, Building Inspector
Robert Masula, Building Inspector
George Oliva, Building Inspector
Jamie Opporlee, Prototype Inc., Recording Secretary

Communication to the City Commission

By unanimous voice vote, the Board recommends the City Commission ask the City Manager to have staff develop a new protocol for properties that present an immediate life safety threat.

Respondents and Witnesses

CE14061162: Nicholas Glenn, general contractor
CE15040774: Charles Bergwin, owner
CE14100302: William Cunningham, general manager
CE15010123: Courtney Crush, attorney, Jason Crush, attorney
CE15040668: Jay Saelinger, general contractor; Michael Mann, general manager
CE15040506: Amanda Friedlander, attorney
CE14060442: Arthur Williams Jr., owner
CE14031442: Dennis Brooks, owner
CE15040555: Robert Lovern, owner; Garo Gallo, tenant
CE14050340: Marc Silverman, owner
CE15040732: Sunyaluk Youthasunthorn, owner
CE14030884: Kimberly Williams, owner
CE13030518: Brian Bullock, architect
CE15060308: Orestes Malonet, property manager
CE15010359: Scott Coloney, owner
CE14011724: John Perloff, attorney
CE14011724: Mark Allsworth
CE15041915: Brooke Taft, attorney
CE15041070: Marcello DiMaria, owner
CE13060564: Jonathan Sela, owner's uncle
CE15050611: Bradford Cohen, owner's agent
CE15031679: Daniel Ducharme, power of attorney
CE14071684: Eric Martinez, contractor
CE15061470: Jose Obeso, architect
CE15060586: Dahyana Olivares, property manager
CE14081054: Arthur Bartholomew, owner
CE14101440: Jose Gonzalez, owner
CE11061307: Christopher Lane, owner
CE15051147: Lorenzo Swinton, owner
CE13121229: Imre Fekete, tenant
CE15060531: Bruce Jones, owner
CE14110051: Kristin Coomber, attorney
CE14121723: Morris Shulmister, attorney
CE15042018: Peter Kelly, owner
CE15031684: Luis Gonzalez, employee
CE14051355: James Williams, owner
CE13091177: Randall Styczynsky, owner
CE14072224: Adiel Buchillon, owner's husband
CE14091628: Brooke Bryant, attorney
CE15051139: William Overfelt Jr., attorney

The meeting was called to order at 9:00 a.m.

Individuals wishing to speak on any of the cases on today's agenda were sworn in.

CASE: CE14110051

2811 NORTHEAST 57 STREET
DEUTSCHE BANK NATL TR CO TRUSTEE
% FIDELITY/HSBC-NY

This case was first heard on 5/26/15 to comply by 6/23/15. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$3,400 fine, which would continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, reported there had been no permit activity.

Kristin Coomber, attorney, said she had spoken with the prior owner's attorney, who confirmed that an appealed order vacated the certificate of title and the prior owner owned the property again, not the bank. She presented the order into evidence.

Mr. Miron referred to the document Ms. Coper provided and said notice must be provided to the correct owners.

Ms. Hasan agreed the City would notice the proper owner.

Motion made by Mr. Mohnani, seconded by Mr. Miron, to vacate the prior order, removing the accrued fine. In a voice vote, motion passed 6-0.

CASE: CE11061307

2021 NORTHEAST 59 STREET
LANE, CHRISTOPHER E & WENDY B

This case was first heard on 6/23/15 to comply by 8/25/15. Violations and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin to accrue on 8/26/15 and would continue to accrue until the property was in compliance.

George Oliva, Chief Building Inspector, reported the owner had hired a designer to make the drawings. He recommended a 28-day extension.

Christopher Lane, owner, confirmed he was being given 28 days to apply for the permits. Inspector Oliva said he had suggested a brief extension because prior permits had been issued and voided.

Motion made by Mr. Miron, seconded by Ms. Hinton, to grant a 28-day extension to 9/22/15, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Mr. Nelson arrived at 9:10.

CASE: CE14061162
109 NORTHEAST 16 STREET
HARTMAN, JAMES D

This case was first heard on 7/28/15 to comply by 8/25/15. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master demolition permit and required electrical and plumbing permits had been issued on 7/28/15. He recommended a 154-day extension

Motion made by Mr. Nelson, seconded by Mr. Miron, to grant a 154-day extension to 1/26/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

CASE: CE14072224
3621 SOUTHWEST 22 STREET
MARTIN, IDANIA

This case was first heard on 2/24/15 to comply by 4/28/15. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$1,350 fine, which would continue to accrue until the property was in compliance.

George Oliva, Chief Building Inspector, reported three permit applications had been submitted, two in April and one in July, but there was no other progress.

Adiel Buchillon, the owner's husband, stated the plans had required revisions but he expected to resubmit them the following day.

Motion made by Mr. Miron, seconded by Mr. Mohnani, to grant a 63-day extension to 10/27/15, during which time no fines would accrue. In a voice vote, motion passed 6-1 with Mr. Nelson opposed.

CASE: CE15040555
810 NORTHEAST 4 AVENUE
R W L 4 INC.

This case was first heard on 7/28/15 to comply by 8/25/15. Violations were as noted in the agenda. The property was not in compliance.

George Oliva, Chief Building Inspector, reported a professional designer had inspected the electrical system and structural system and agreed with the Fire Marshall that the violations existed. Inspector Oliva and the owner had agreed that within 28 days an electrical contractor would address the electrical issues and the owner would apply for permits within 91 days. He requested the case be brought back to the Board in 28 days for the electrical and 91 days for the other violations.

Robert Lovern, owner, stated his electrical contractor had confirmed the electrical issues. He anticipated having a permit the following week and doing the work immediately.

Motion made by Mr. Miron, seconded by Mr. Nelson, to grant a 28-day extension to 9/22/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

CASE: CE15040506
643 NORTHWEST 1 AVENUE
FEDERAL NATIONAL MORTGAGE ASSN

This case was first heard on 6/23/15 to comply by 7/28/15 and 8/25/15. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported there had been no recent permit activity and he did not support any additional extensions.

Amanda Friedlander, bank attorney, stated the bank had hired a special inspector. She said a contractor had pulled a wrong permit and he was aware he needed to pull the correct one. Ms. Friedlander did not have proof they had hired a special inspector; she only had emails from a colleague indicating it had been done.

Inspector Masula said someone in Ms. Friedlander's office had informed him that the contractor originally hired was unfamiliar with permit requirements or the special inspector requirement and was no longer working on the project. Inspector Masula had informed the bank's attorney that they needed to hire a new contractor, who would pull the required permits, along with a special inspector form. To the best of his knowledge, this had not been done.

Motion made by Mr. Miron, seconded by Mr. Nelson, to grant a 154-day extension to 1/26/16, during which time no fines would accrue. In a voice vote, motion failed 0-7.

Motion made by Mr. Mohnani, seconded by Mr. Nelson, to grant a 28-day extension to 9/22/15, during which time no fines would accrue. In a voice vote, motion failed 1-6 with only Mr. Mohnani voting in favor.

CASE: CE15040732

1032 NORTHEAST 15 AVENUE
YUTHASUNTHORN FAMILY ENTERPRISES INC.

This case was first heard on 6/23/15 to comply by 8/25/15. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the only permit activity was for the electrical permit for the service change, which had been issued 7/2/15. He noted this would only partly comply the violations.

Sunyaluk Yuthasunthorn, owner, said they were applying for a change of use and electrical work was being done. She stated they were waiting for the architect to finish the plans to move forward with the other permits. Ms. Yuthasunthorn informed the Board that they needed a parking study and traffic study and they would request a parking reduction. She confirmed the property was vacant.

Inspector Masula reminded the Board that the electrical permit was only for the service change, which was 80% complete before the case was begun. He said no other electrical work should be done.

Motion made by Mr. Nelson, seconded by Mr. Mohnani, to grant a 63-day extension to 10/27/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

CASE: CE14091628

5420 NORTHEAST 22 TERRACE
LONGVIEW HOUSE LLC

This case was first heard on 3/24/15 to comply by 5/26/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the mechanical permit and electrical sub permit for mechanical work had passed plan review on 8/3/15 but had not been picked up yet. There were no other permits for the other remodeling work.

Brooke Bryant, attorney, stated shutters had been purchased and the work should be done in 30 days. Mr. Nelson reminded Ms. Bryant that the windows, doors and air

conditioners required permits as well. Inspector Masula explained that separate permits were needed for the windows and shutters.

Motion made by Mr. Nelson, seconded by Mr. Miron, to grant a 28-day extension to 9/22/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

CASE: CE14121723
2879 NORTHEAST 28 STREET
NOLAN, GERALD N

This case was first heard on 3/24/15 to comply by 5/26/15. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin to accrue on 8/26/15 and would continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, reported the master permit had been resubmitted with corrections on 8/20/15. The application was still pending plan review.

Morris Shulmister, attorney, provided a certification that there were no electrical life safety issues. He informed the Board they intended to convert the property back to a single-family residence. Mr. Shulmister requested an extension. He believed the property was currently being used as a single family residence.

Motion made by Mr. Nelson, seconded by Mr. Miron, to grant a 63-day extension to 10/27/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

CASE: CE13091177
3210 NORTHWEST 63 STREET
STYCZYNSKY, RANDALL W

This case was first heard on 11/26/13 to comply by 1/28/14, amended to 2/25/14. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin to accrue on 8/26/15 and would continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, reported the window permit had been issued on 8/19/15. There was no other permit activity, and the property still needed structural and electrical permits.

Randall Styczynsky, owner, stated he had a special inspector taking care of the engineering for the structural permit. He also had all documents needed for the electrical permit. Mr. Styczynsky felt everything should be taken care of in two weeks.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 10/27/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

CASE: CE15061470

1638 RIVER LN
COMMISSO, HELEN
HELEN G MACALPINE REV TR

This case was first heard on 7/28/15 to comply by 8/25/15. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported he had met with the owner and architect and recommended a 28-day extension.

Jose Obeso, architect, stated he had begun the plans the previous week and requested 60 days.

Motion made by Mr. Nelson, seconded by Mr. Miron, to grant a 63-day extension to 10/27/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

CASE: CE14071684

1608 SOUTHWEST 10 COURT
SOFREI LLC

This case was first heard on 1/27/15 to comply by 3/24/15. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin to accrue on 8/26/15 and would continue to accrue until the property was in compliance.

Jose Abin, Building Inspector, reported permit applications had been submitted.

Eric Martinez, contractor, said he had applied for a window and roof permit earlier in the day. He stated additional permits would be required and requested a 63-day extension.

Ms. Hasan reminded the Board that Sofrei LLC had purchased the property subject to the violations.

Mr. Martinez guaranteed there would be progress in 63 days.

Motion made by Mr. Miron, seconded by Ms. Hinton, to grant a 63-day extension to 10/27/15, during which time no fines would accrue. In a voice vote, motion passed 5-2 with Mr. Nelson and Chair Elfman opposed.

CASE: CE14100302

425 SEABREEZE BLVD
PHF OCEANFRONT LP
%FILLMORE CAPITAL PARTNERS

This case was first heard on 6/23/15 to comply by 8/25/15. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported there had been no permit activity.

William Cunningham, general manager, stated the permit application was in plan review and requested additional time. He presented a copy of the permit application document to the Board. Inspector Masula confirmed the permit application had been submitted and recommended a 28-day extension.

Inspector Masula stated the dock and seawall were in very bad condition but the dock was not in use or accessible. He confirmed the permit application addressed the seawall and dock.

Motion made by Mr. McGee, seconded by Ms. Hinton, to grant a 63-day extension to 10/27/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

CASE: CE14101440

2000 SOUTHWEST 4 AVENUE
J R MANAGEMENT GROUP LLC

This case was first heard on 3/24/15 to comply by 5/26/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Chief Building Inspector, reported some permits had been issued but other violations were still open. He described permits still needed and recommended a 28-day extension.

Jose Gonzalez, owner, said the architect was working on the permits. He stated they were working as quickly as possible.

Inspector Oliva said the architect had argued with him about why an electrical permit was needed.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 28-day extension to 9/22/15, during which time no fines would accrue. In a voice vote, motion passed 6-1 with Mr. Miron opposed.

CASE: CE13030518

1215 SEMINOLE DRIVE
KEENAN, BRIAN F

This case was first heard on 11/25/14 to comply by 1/27/15. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$675 fine, which would continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, reported the master permit had been through plan review three times, and last been resubmitted on 8/21/15.

Brian Bullock, architect, explained they had difficulty with glass block which had ultimately required shutters. He believed all disciplines were approved except mechanical. He requested additional time.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 10/27/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

CASE: CE15040668

619 N FTL BEACH BOULEVARD
SEA CLUB OCEAN RESORT HOTEL INC.

This case was first heard on 5/26/15 to comply by 8/25/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported two permit applications were in plan review and recommended a 28-day extension.

Jay Saelinger, general contractor, confirmed the applications had been submitted.

Motion made by Mr. Miron, seconded by Ms. Hinton, to grant a 63-day extension to 10/27/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

CASE: CE14060442

727 NORTHWEST 17 STREET
U S BANK NA TRUSTEE
NEW OWNER: DALL 2 LLC

This case was first heard on 10/28/14 to comply by 1/27/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Chief Building Inspector, reported all permits had been issued and recommended a 154-day extension.

Arthur Williams, owner, said he finally had everything.

Motion made by Mr. Nelson, seconded by Mr. Miron, to grant a 154-day extension to 1/2/2016, during which time no fines would accrue. In a voice vote, motion passed 7-0.

CASE: CE15050611

1416 NORTHEAST 6 STREET
1416 NORTHEAST 6TH STREET LLC

This case was first heard on 6/23/15 to comply by 8/25/15. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the electrical permit for the service change had been issued and closed. The plumbing permit was issued and active. The property still required a structural permit and an electrical permit for work done in the kitchen and bathrooms.

Bradford Cohen, the owner's agent, said they had experienced problems with the contractor claiming he had completed the work when he had not. He explained there was still an issue with structural regarding the bathroom tiles.

Inspector Masula stated if old tiles had been tiled over, this should be indicated on the plans. He confirmed that the electrical permit must include electrical work done in the kitchens and bathrooms.

Motion made by Mr. Nelson, seconded by Mr. Miron, to grant a 63-day extension to 10/27/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE15041070

1333 NORTHEAST 15 AVENUE
SPORN, KENNETH F &
DIMARIA, MARCELLO

This case was first heard on 5/26/15 to comply by 7/28/15. Violations and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$1,350 fine, which would continue to accrue until the property was in compliance.

George Oliva, Chief Building Inspector, reported the permit had not been renewed and this was a life safety issue.

Marcello DiMaria, owner, said he had requested the box from the City and picked it up. He had contacted the electrical company whose name was on the permit application but they sent him a letter stating they had not applied for the permit. Mr. DiMaria had

subsequently found another electrical contractor and was waiting to schedule an appointment. Mr. DiMaria explained how difficult it was to get someone to return his calls from the Building Department.

Mr. Nelson asked Mr. DiMaria if the tenants had turned off the pool electricity and Mr. DiMaria said he could not confirm this. The Board advised Mr. DiMaria to turn off the electric to the pool at the breaker.

Inspector Oliva recommended a 28-day extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 28-day extension to 9/22/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE15060586

1709 SOUTHWEST 10 STREET
SILVERA, KENNETH
NEW OWNER: JAZBROWHOMES LLC

This case was first heard on 6/23/15 to comply by 7/28/15. Violations and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$27,000 fine, which would continue to accrue until the property was in compliance.

Alejandro DelRio, Building Inspector, reported there had been no progress. He recommended imposition of the fines.

Dahyana Olivares, property manager, said they had purchased the property on 6/23 and they did not have possession of the house because people were living in it and being evicted. She stated Jazbrowhomes had bought the house at a foreclosure sale unaware of the violations. Ms. Olivares anticipated the eviction would be final the following week.

Motion made by Mr. Miron, seconded by Ms. Hinton, to grant a 63-day extension to 10/27/15, during which time no fines would accrue. In a voice vote, motion passed 6-0.

CASE: CE13060564

1339 NORTHEAST 14 AVENUE
CHAI LV LLC

This case was first heard on 7/23/13 to comply by 10/22/13. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector reported all violations but the carport enclosure had been addressed. The owner intended to convert the carport back to its original state.

Jonathan Sela, the owner's uncle, confirmed he would convert the carport back. He anticipated it could be done in 63 days.

Motion made by Mr. Nelson, seconded by Mr. Miron, to grant a 91-day extension to 11/24/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

CASE: CE14051355

3051 NORTHWEST 23 STREET
WILLIAMS, THERESA

This case was first heard on 1/27/15 to comply by 2/24/15 and 5/26/15. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin to accrue on 8/26/15 and would continue to accrue until the property was in compliance.

Jose Abin, Building Inspector reported the owner had removed the shed and fence but the roof would require a permit, and no application had been submitted yet.

James Williams, owner, said he would hire an architect to submit the permit application. Inspector Abin said there was an illegal addition attached to the rear of the house and the roofs were tied in. Mr. Williams wished to pull a permit for the addition. He described how he had built the addition and attached it to the house. Inspector Abin doubted the addition could be approved because it was only one foot from the pool.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 91-day extension to 11/24/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

Case: CE15051139

5970 NORTHEAST 22 WAY
2015-2 IH BORROWER LP

This case was first heard on 6/23/15 to comply by 8/25/15. Violations and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin to accrue on 8/26/15 and would continue to accrue until the property was in compliance.

George Oliva, Chief Building Inspector, reported the owner's attorney had agreed they would disconnect the electric to the pool and they would comply within 28 days. He recommended a 28-day extension.

William Overfelt Jr., attorney, agreed they would disconnect the electric immediately..

Motion made by Mr. Nelson, seconded by Mr. Miron, to grant a 28-day extension to 9/22/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

CASE: CE14081054

1834 LAUDERDALE MANORS DRIVE
WSC BRICKELL LLC

This case was first heard on 2/24/15 to comply by 4/28/15. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$1,350 fine, which would continue to accrue until the property was in compliance.

Jose Abin, Building Inspector reported there had been no progress and recommended imposition of the fines.

Arthur Bartholomew, owner, said the tenant, who had recently been removed, had not allowed access to the house to do the work. He requested 28 days.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 28-day extension to 9/22/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

CASE: CE15042018

3045 NORTH FEDERAL HIGHWAY # 32
KBIP PROPERTIES LLC

This case was first heard on 6/23/15 to comply by 8/25/15. Violations were as noted in the agenda. The property was not in compliance.

Chair Elfman recused himself from this case.

Robert Masula, Building Inspector, reported the mechanical permit had been issued and closed but the property still required structural and roofing permits.

Peter Kelly, owner, said less than 25% of the roof had been repaired. He stated roofing companies had informed him that there was no issue with the roof and refused to touch it. One of his roofers had been trying to contact Inspector Masula regarding the violation.

Mr. Nelson clarified that there had been a permitted roof repair, and at some point, a rooftop air conditioning unit had been removed and the roof re-sheathed without a permit or a structural inspection. He said they were asking the owner to pull a permit for the repair after the air conditioner removal and to pull a structural permit for any structural issues that might have been caused by the repair. Inspector Masula informed the Board that the last roofing permit was from 1974. He recommended a meeting between himself, Mr. Kelly and his contractor to discuss resolution of the violation.

Motion made by Mr. Miron, seconded by Ms. Hinton, to grant a 28-day extension to 9/22/15, during which time no fines would accrue. In a voice vote, motion passed 6-0.

CASE: CE15010123
441 S FTL BEACH BOULEVARD
ST BART'S CAFE

Service was via posting on the property on 8/21/15 and at City Hall on 8/13/15.

Robert Masula, Building Inspector, testified to the following violations:
FBC(2010) 105.1

THIS PROPERTY HAS BEEN ALTERED WITH THE
INSTALLATION OF AN AWNING WITHOUT THE REQUIRED
PERMIT AND/OR INSPECTIONS.

FBC(2010) 110.9

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL
REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND
PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE
AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY
CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE
IS FULLY COMPLIED AND CLOSED.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Jason Crush, attorney, agree to comply within 28 days. He hoped to apply for the permit the following week.

Motion made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 9/22/15 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

CASE: CE15031679
1501 NORTHWEST 19 AVENUE
GRANT FLA LLC

Certified mail sent to the registered agent was accepted on 8/14/15.

Jose Abin, Building Inspector, testified to the following violations:
FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED

PERMITS AND INSPECTIONS:

1. FLORIDA ROOM WAS CONVERTED INTO A THIRD BEDROOM WITH A BATHROOM. THERE ARE 15 PEOPLE LIVING IN THE DWELLING AS PER CODE OFFICER QUINTERO.
2. THERE ARE NEW WINDOWS AND DOORS INSTALLED OR REPLACED ON THE PROPERTY.
3. A CENTRAL A/C SYSTEM UNIT INSTALLED.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Abin submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Daniel Ducharme, power of attorney, said a contractor would pull permits when the owner returned from overseas in three weeks. He testified there were six people living in the house and added that there was not a third bathroom in the illegal enclosure; it was an additional closet. Mr. Ducharme requested 90 days. He agreed the house would not be re-rented until the work was permitted and done.

Motion made by Mr. Nelson, seconded by Mr. Miron to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 11/24/15 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

CASE: CE15031684

3051 NORTHEAST 48 STREET
RIDGEVIEW TOWERS INC.

Certified mail sent to the registered agent was accepted on 8/15/15.

Robert Masula, Building Inspector, testified to the following violations:
9-280(G)

THIS CONDO BUILDING HAS ELECTRICAL WIRES IN THE GARAGE AREA WHICH ARE EXPOSED AND NEED TO BE ADDRESSED AS ELECTRICAL MAINTENANCE. AN ELECTRICAL REPAIR PERMIT WILL BE REQUIRED, INSPECTIONS NEED TO BE PERFORMED, PASSED AND CLOSED TO FULLY COMPLY AND CLOSE THIS CODE CASE.

FBC(2010) 110.9

THE CONDO BUILDING WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

Inspector Masula stated the case was begun pursuant to a complaint. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Luis Gonzalez, employee, said he had the permits and stated the work had been done a long time ago. Ms. Gill confirmed the permit had been issued the previous day.

Mr. McGee stated this was an imminent life safety issue and wanted all electrical lines that were wrapped around the water pipes to be shut down.

Inspector Masula had spoken with the electrical contractor and informed the Board that he had needed to clarify exactly what needed to be done.

Mr. Nelson asked Mr. Jolly if the Board could set a compliance deadline sooner than the permit period of 180 days and Mr. Jolly indicated the Board could set an earlier date.

Motion made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 9/22/15 or a fine of \$100 per day, per violation would begin to accrue and to record the order. In a roll call vote, motion passed 5-2 with Mr. Mohnani and Mr. Nelson opposed.

CASE: CE15060531

2791 NORTHEAST 56 COURT
JONES, BRUCE ALLAN
JONES, PATRICIA J

Service was via posting on the property on 8/19/15 and at City Hall on 8/13/15.

Robert Masula, Building Inspector, testified to the following violations:
FBC(2010) 105.4.18

THIS PROPERTY HAS BEEN ALTERED WITH THE INSTALLATION OF A WHITE ALUMINUM FENCE. THE PERMIT WAS LEFT TO EXPIRE AND DID NOT PASS FINAL INSPECTION. THIS PERMIT NEEDS TO BE PROPERLY

RENEWED AND ALL REQUIRED INSPECTIONS NEED TO BE PASSED AND THIS PERMIT NEEDS TO BE PROPERLY CLOSED OUT TO COMPLY THE VIOLATIONS OF THIS CASE. THIS PROPERTY HAS BEEN ALTERED WITH THE INSTALLATION OF A WHITE ALUMINUM FENCE. THE PERMIT WAS LEFT TO EXPIRE AND DID NOT PASS FINAL INSPECTION. THIS PERMIT NEEDS TO BE PROPERLY RENEWED AND ALL REQUIRED INSPECTIONS NEED TO BE PASSED AND THIS PERMIT NEEDS TO BE PROPERLY CLOSED OUT TO COMPLY THE VIOLATIONS OF THIS CASE.

FBC(2010) 110.9

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 154 days or a fine of \$100 per day, per violation.

Bruce Jones, owner, said he had difficulty with the original contractor and he had a new contractor to complete the work.

Motion made by Mr. Miron, seconded by Mr. McGee to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 154 days, by 1/26/16 or a fine of \$20 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

CASE: CE14011724

1245 NORTHEAST 12 AVENUE
SAMAYOA, DOMINGO A & TELMA E

Certified mail sent to the owner was accepted on 8/13/15.

Robert Masula, Building Inspector, testified to the following violations:
FBC(2010) 116.2.1.2.1

THE BUILDING AT THIS PROPERTY WAS HIT BY A CAR AND THE GARAGE HAS STRUCTURAL DAMAGE TO THE COLUMN AND TIE BEAM. THIS BUILDING REQUIRES STRUCTURAL REPAIRS.

FBC(2010) 116.2.1.2.3

THE BUILDING AT THIS PROPERTY WAS HIT BY A CAR AND THE GARAGE HAS STRUCTURAL DAMAGE TO THE COLUMN AND TIE BEAM. THIS BUILDING REQUIRES STRUCTURAL REPAIRS.

FBC(2010) 110.9

THE BUILDING AT THIS PROPERTY WAS HIT BY A CAR AND THE GARAGE HAS STRUCTURAL DAMAGE TO THE COLUMN AND TIE BEAM. THIS BUILDING REQUIRES STRUCTURAL REPAIRS.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation. Inspector Masula said the property had not been brought to the Unsafe Structures Board but it had been posted as an unsafe structure.

Mark Allsworth, pro bono attorney, said a pickup truck had run into the garage and there had been another vehicle involved. Both insurance companies were refusing coverage. Mr. Allsworth was working with the City Building Official. He believed corrected plans would be submitted that day.

Inspector Masula said he was not a structural engineer so he could not say if the building was structurally sound.

Mr. Allsworth informed the Board that the contractor had shored up the building since Inspector Masula's photos were taken.

Mr. McGee wished the sidewalk to be closed until the building was repaired. Inspector Masula said this was possible.

Inspector Masula described how much faster it was to bring cases before the Code Enforcement Board instead of the Unsafe Structures Board and said this was why he had brought the case to the CEB today. If worse came to worst, he would bring the property to the Unsafe Structures Board.

Mr. Nelson was uncomfortable making the property owner responsible for the repairs, since it was not his/her fault. Mr. Allsworth said the property owner had taken out a loan to cover the repairs, since the insurance companies were not offering a settlement. He agreed the owner would take steps to see that no loose parts of the building presented a threat to passersby.

Motion made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 11/24/15 or a fine of \$5 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

The Board took a brief break.

CASE: CE15010359
1244 NORTHWEST 7 TERRACE
COLONEY MANAGEMENT INC.

Certified mail sent to the owner was accepted on 8/14/15.

Alejandro DelRio, Building Inspector, testified to the following violations:
FBC 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED
PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER,
BUT NOT LIMITED TO:

1. CLOSED IN CARPORT

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT
THE PERMITTING PROCESS.

Inspector DelRio submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Scott Coloney, owner, requested 63 days to permit the work or to return the carport to its former state.

Motion made by Mr. Miron, seconded by Mr. Nelson to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 11/24/15 or a fine of \$20 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

CASE: CE15060308
1239 NORTHEAST 5 AVENUE
PREF 1239 NORTHEAST 5TH AVE
FT LAUDERDALE LLC

Certified mail sent to the owner was accepted on 8/14/15.

Jose Abin, Building Inspector, testified to the following violations:

FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS:

1. INTERIOR ALTERATIONS WERE DONE IN THE KITCHEN AND BATHROOM AREAS. THEY WERE UPGRADED WITH NEW CABINETRIES, PLUMBING AND ELECTRICAL FIXTURES.

FBC(2010) 105.4.4

THE PLUMBING SYSTEM OF THE FACILITY HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

1. PLUMBING ALTERATIONS IN THE KITCHEN AND BATHROOMS.
2. THE WATER PUMP FOR THE WELL WAS REPLACED.

FBC(2010) 105.4.5

THE ELECTRICAL SYSTEM OF THE FACILITY HAS BEEN CHANGED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, INCLUDING BUT NOT LIMITED TO:

1. ALTERATIONS THAT WERE DONE TO THE ELECTRICAL SYSTEM TO REMODEL THE KITCHEN AND BATHROOM MUST MEET THE NEC 208.10.
N.E.C. 208.10 - ELECTRIC OUTLETS IN THE KITCHEN AND BATHROOM AREAS. WHEN REPLACING KITCHEN CABINETS, ALL THE ELECTRIC OUTLETS IN THE CABINETS COUNTER TOP'S BACK SPLASH IS TO BE BROUGHT UP TO MEET THE NEW CODE FOR SPACING AND CIRCUITRY.

FBC(2010) 105.4.11

A MECHANICAL SYSTEM WAS INSTALLED IN THE FACILITY WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER:

1. A DUCTED CENTRAL A/C WITH 7.5 KW ELECTRICAL HEATERS WAS INSTALLED IN THE DWELLING. BY THIS ACTION THE OWNER IS INCREASING THE AMPERAGES LOAD IN THE MAIN ELECTRICAL PANEL OVER THE TOTAL AMPS LOAD RATED THAT WAS PERMITTED. IT HAS BECOME AN ELECTRICAL FIRE HAZARD.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Abin submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance

within 63 days or a fine of \$50 per day, per violation. He confirmed that applications had been submitted for all needed work.

Orestes Malonet, property manager, stated he believed the contractor had pulled all of the permits but apparently this was not true. He agreed to comply within 63 days.

Motion made by Mr. Nelson, seconded by Mr. Miron to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 10/27/15 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

CASE: CE15051147
2170 NORTHWEST 29 TERRACE
SWINTON, LORENZO V

Service was via posting on the property on 8/12/15 and at City Hall on 8/13/15.

Alejandro DelRio, Building Inspector, testified to the following violations:
FBC(2010) 105.4.11

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED
PERMITS AND INSPECTIONS:

1. THE EXISTING CENTRAL A/C UNIT THAT WAS
INSTALLED WITH A BROWARD COUNTY PERMIT HANGING
FROM THE DWELLING'S GABLE HAS BEEN REPLACED WITHOUT
A PERMIT AND RELOCATED TO THE GROUND WITH NEW DUCT
WORK AND ELECTRICAL SERVICE.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT
THE PERMITTING AND INSPECTION PROCESS.

Inspector DelRio submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Lorenzo Swinton, owner, said the contractor who had done the work had not returned his calls. He presented a copy of an estimate from a new contractor and requested time to get additional estimates.

Motion made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 11/24/15 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

CASE: CE15040774
208 SOUTHWEST 2 STREET
OLIVA OLIVA LLC
AIR ENTERPRISES LLC

Certified mail sent to the owner was accepted on 8/12/15.

Alejandro DelRio, Building Inspector, testified to the following violations:
FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS:

1. STRUCTURAL, PLUMBING AND ELECTRICAL ALTERATIONS WERE DONE TO BUILD A WOOD SHED TO HOUSE THE ICEMAKER AND A COOLING SYSTEM THAT WAS INSTALLED AT THE FRONT OF THE STORE. BOTH WITHOUT THE APPROVAL OF THE BUILDING AND FIRE DEPARTMENTS.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector DelRio submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Charles Bergwin, owner, said they had pulled the electrical permit. He said the structure was sound and had been built to prevent tampering with the equipment located inside.

Motion made by Mr. Miron, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 10/27/15 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

CASE: CE15041915

1309 NORTHWEST 15 COURT
DALL 2 LLC

Certified mail sent to the registered agent was accepted on 8/14/15.

Jose Abin, Building Inspector, testified to the following violations:
FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED
PERMITS AND INSPECTIONS:

1. ILLEGAL CONVERSION OF THE OPEN CARPORT INTO 1/1
RENTAL APARTMENT WITH AN EXTRA COOKING AREA AND A
BATHROOM.
2. THE ELECTRICAL AND PLUMBING SYSTEM WAS ALTERED
TO BUILD THE APARTMENT IN THE OPEN CARPORT THAT
WAS ENCLOSED.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT
THE PERMITTING AND INSPECTION PROCESS.

Inspector Abin submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Brooke Taft, owner, said her family had purchased the property in June, She said an architect had been hired to draw up the plans and requested 90 days. Ms. Taft agreed the property would remain vacant until the violations were in compliance.

Motion made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 11/24/15 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

CASE: CE13121229

2655 FLAMINGO LN
BARNABY, ROBERT J JR & CYNTHIA V

Certified mail sent to the owner was accepted on 8/13/15.

Alejandro DelRio, Building Inspector, testified to the following violations:
FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED
PERMITS AND INSPECTIONS:

1. THE EXISTING DOCK ON THE WEST SIDE OF THE
PROPERTY WAS REPLACED.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT
THE PERMITTING AND INSPECTION PROCESS.

Inspector DelRio submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Imre Fekete, tenant, said Inspector Oliva had helped him find an engineer and he had plans as of August 11. The engineer had located a general contractor and he believed the violations would be in compliance within 63 days.

Motion made by Mr. Miron, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 11/24/15 or a fine of \$20 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

CASE: CE15051316

5200 NORTHWEST 31 AVENUE # G-134
VILLAS AT LAKEVIEW CONDO ASSN INC.

Service was via posting on the property on 8/12/15 and at City Hall on 8/13/15.

Jose Abin, Building Inspector, testified to the following violations:
FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED
PERMITS AND INSPECTIONS:

1. AN ILLEGAL PENETRATION OF THE ROOF DECK AND THE
FIRE RATED ATTIC SPACE BY THE OWNER OF UNIT G-134.
THE OPENING WAS DONE TO INSTALL A SKYLIGHT ABOVE
THE APARTMENT UNIT.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS

**APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT
THE PERMITTING AND INSPECTION PROCESS.**

Inspector Abin submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Motion made by Mr. Miron, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 10/27/15 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

CASE: CE13051997
1515 NORTHWEST 7 AVENUE
FOUNDATION TRUST

Service was via posting on the property on 8/12/15 and at City Hall on 8/13/15.

Jose Abin, Building Inspector, testified to the following violations:
FBC(2010) 105.1

THE SINGLE FAMILY DWELLING HAS BEEN ALTERED IN THE
FOLLOWING MANNER WITHOUT A PERMIT:

1. NEW WINDOWS HAVE BEEN INSTALLED.
2. A KITCHEN REMODELING PROJECT IS IN PROGRESS.
3. A BATHROOM REMODELING PROJECT IS IN PROGRESS.

FBC(2010) 105.4.4

THE PLUMBING SYSTEM HAS BEEN ALTERED BY THE
KITCHEN AND BATHROOM REMODELING WITHOUT A PERMIT.

FBC(2010) 105.4.5

THE ELECTRICAL SYSTEM HAS BEEN ALTERED WITH THE
KITCHEN AND BATHROOM REMODELING WITHOUT A PERMIT.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT
THE PERMITTING AND INSPECTION PROCESS.

Inspector Abin submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Mr. Mohnani was concerned that Inspector Abin was unfamiliar with the case. He felt inspectors should reinspect properties with cases initiated by other inspectors. Mr. Nelson felt the photos provided factual information for evidence.

Motion made by Mr. Nelson, seconded by Mr. Miron to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 9/22/15 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

CASE: CE14050340
820 NORTHEAST 16 TERRACE
SILVERMAN, MARC

Service was via posting on the property on 8/12/15 and at City Hall on 8/13/15.

Jose Abin, Building Inspector, testified to the following violation:
FBC(2010) 105.1

1. KITCHEN REMODELED WITHOUT THE REQUIRED PERMITS OR INSPECTIONS.
2. THE FRONT PORCH DOES NOT HAVE A PERMIT.

Inspector Abin submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day. He reported the owner had informed him he intended to renew the permits.

Motion made by Mr. Nelson, seconded by Mr. Miron to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 10/27/15 or a fine of \$25 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

CASE: CE14090304
720 BAYSHORE DRIVE
NAUTICAL TOWERS CONDO ASSN INC.

Certified mail sent to the vice president of the condo association was accepted on 8/13/15.

Jose Abin, Building Inspector, testified to the following violation:
FBC(2010) 105.1

THIS PROPERTY HAS BEEN ALTERED WITH THE REMOVAL
AND REPLACEMENT OF DRYWALL IN THE COMMON AREA
CLUBHOUSE/MEETING ROOM.

Inspector Abin submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day.

Motion made by Mr. Miron, seconded by Mr. Nelson to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 10/27/15 or a fine of \$25 per day would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

CASE: CE15020325

2990 SOUTHWEST 15 AVENUE
FEDERAL NATIONAL MORTGAGE ASSN
%SETERUS INC.

Certified mail sent to the owner was accepted on 8/15/15.

Jose Abin, Building Inspector, testified to the following violations:
9-280(A)

THE RAILING IS IN DISREPAIR.

FBC(2010) 105.4.18

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED
PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER,
BUT NOT LIMITED TO:

1. BUILT A FENCE WITHOUT PERMIT WHICH IS NOW AN
EXIGENT LIFE AND SAFETY ISSUE.

Inspector Abin submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation. He confirmed the property was vacant.

Mr. Nelson wished the City to take immediate action to board up the property, due to the life safety issue. The Board and Ms. Hasan discussed alternatives for making the property safe as soon as possible.

Motion made by Mr. Nelson, seconded by Mr. Miron to request the City provide appropriate notice to the owner and then undertake repairs to the building to prevent access to the second floor balcony, based upon life safety concerns. In a voice vote, motion passed 7-0.

Motion made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 9/22/15 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

The Board discussed how they and the City could address these types of cases.

CASE: CE15040367

2020 NORTHWEST 28 AVENUE
RHA 2 LLC

Certified mail sent to the owner was accepted on 8/13/15.

Alejandro DelRio, Building Inspector, testified to the following violations:
FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED
PERMITS AND INSPECTIONS:

1. A CHAIN LINK FENCE HAS BEEN ERECTED AROUND THE
PARKING LOT WITHOUT THE PROPER PERMIT OR MEETING
THE REQUIREMENTS OF: FBC 2224.2 CHAIN LINK FENCES
LESS THAN 12 FEET (3.7 M) IN HEIGHT SHALL BE
DESIGNED ACCORDING TO THE LOADS SPECIFIED IN
CHAPTER 16 (HIGH-VELO HURRICANE ZONES).

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT
THE PERMITTING AND INSPECTION PROCESS.

Inspector DelRio submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Motion made by Mr. Miron, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 10/27/15 or a fine of \$20 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

CASE: CE15041593

1645 NORTHEAST 12 STREET
MINGER, WILLIAM J

Certified mail sent to the owner was accepted on 8/12/15.

Alejandro DelRio, Building Inspector, testified to the following violations:
FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED
PERMITS AND INSPECTIONS:

1. STRUCTURAL WORK IN PROGRESS. THE OPENING FACES THE CARPORT.
2. THE WINDOWS WERE REMOVED AND GLASS BLOCKS ARE BEING PLACED ON THEM.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector DelRio submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Motion made by Mr. Miron, seconded by Mr. McGee to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 10/27/15 or a fine of \$20 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

CASE: CE15011521

1024 NORTHWEST 12 STREET
RHA 2 LLC

Certified mail sent to the owner was accepted on 8/13/15.

Alejandro DelRio, Building Inspector, testified to the following violations:
FBC 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. WINDOWS AND DOORS WERE REPLACED AT THE DWELLING.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING PROCESS.

Inspector DelRio submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Motion made by Mr. Miron, seconded by Mr. McGee to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 10/27/15 or a fine of \$20 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

CASE: CE14090224

1619 NORTHWEST 13 AVENUE
RHA 2 LLC

Certified mail sent to the owner was accepted on 8/14/15.

Alejandro DelRio, Building Inspector, testified to the following violations:
FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS, AS FOLLOW:

1. REROOF WORK IN PROGRESS.
2. THIS PROPERTY HAS BEEN UPGRADED. STOP WORK ISSUED. THE INTERIOR WORK OR REMODEL IN PROGRESS WITH NEW CABINETS IN THE KITCHEN AND BATHROOM AREAS.
3. NEW ELECTRICAL AND PLUMBING FIXTURES WERE INSTALLED.
4. THE WINDOWS WERE REPLACED IN THE OPENINGS.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector DelRio submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Ms. Hasan reminded the Board that RHA 2 owned several properties in the City and they were a repeat offender with egregious violations throughout the City. She said in the past, property representatives had promised to comply violations and nothing had been done. Ms. Hasan recommended a shorter time frame for compliance.

Inspector DelRio believed this property was occupied.

Motion made by Mr. Nelson, seconded by Ms. Hinton to find for the City that the violations existed as alleged and based upon the life safety issues, to order the property owner to come into compliance within 28 days, by 9/22/15 or a fine of \$250 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

CASE: CE13011482

1730 NORTHEAST 18 STREET
HOFFMAN, ANDREW M
TRUJILLO, JAMIE JR

Certified mail sent to the owner was accepted on 8/14/15.

Robert Masula, Building Inspector, testified to the following violations:
FBC(2010) 110.9

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL
REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND
PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE
AND PASS ALL REQUIRED INSPECTION AND PROPERLY
CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE
IS FULLY COMPLIED AND CLOSED.

FBC(2010) 105.1

THIS PROPERTY HAS BEEN ALTERED WITH AN ILLEGAL
STRUCTURE BUILT ON THE SIDE OF THE PROPERTY
WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2010) 105.4.4

THE PROPERTY HAS BEEN ALTERED WITH A SHOWER
INSTALLED WITHOUT THE REQUIRED PERMITS AND/OR
INSPECTIONS.

Inspector Masula reported there had been five other code complaints at this property for work without permits in the last three years. He read an email from the owner indicating the structure and shower would be removed. Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Motion made by Mr. Nelson, seconded by Mr. Miron to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 28 days, by 9/22/15 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

CASE: CE14070536

200 S BIRCH RD # 1109
TRIMPE, JANET

Certified mail sent to owner was accepted on 8/14/15.

Robert Masula, Building Inspector, testified to the following violations:

FBC(2010) 105.1

THIS CONDO UNIT HAS BEEN ALTERED WITH A COMPLETE KITCHEN RENOVATION WHICH INCLUDES STRUCTURAL WORK INCLUDING FRAMING AND DRYWALL. WORK PERFORMED WITHOUT THE REQUIRED STRUCTURAL PERMIT AND/OR INSPECTIONS.

FBC(2010) 105.4.4

THIS CONDO UNIT HAS BEEN ALTERED WITH A COMPLETE KITCHEN REMODEL WHICH INCLUDES REMOVING AND REPLACING THE PLUMBING FIXTURES WITHOUT THE REQUIRED PLUMBING PERMIT AND/OR INSPECTIONS.

FBC(2010) 105.4.5

1. THIS CONDO UNIT HAS BEEN ALTERED WITH A COMPLETE KITCHEN REMODEL WHICH INCLUDES REMOVING AND REPLACING ELECTRICAL DEVICES WITHOUT THE REQUIRED ELECTRICAL PERMIT AND/OR INSPECTIONS.
2. THE ELECTRICAL PANEL HAS ALSO BEEN REPLACED WITHOUT THE REQUIRED PERMIT AND/OR INSPECTIONS.

FBC(2010) 110.9

THE CONDO UNIT OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

Inspector Masula read an email from the owner's architect indicating work that had been done and stating plans were being drawn to apply for all permits. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Motion made by Mr. Miron, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 91 days, by 11/24/15 or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-1 with Chair Elfman opposed.

CASE: CE14121814
1240 BAYVIEW DRIVE
1240 BAYVIEW LLC

Certified mail sent to the owner was accepted on 8/14/15.

Robert Masula, Building Inspector, testified to the following violations:
FBC(2010) 105.4.3

THE BUILDING ON THIS PROPERTY HAS BEEN COMPLETELY
DEMOLISHED WITHOUT FIRST OBTAINING THE REQUIRED
PERMITS AND/OR INSPECTIONS.

FBC(2010) 110.9

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL
REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND
PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE
AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY
CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE
IS FULLY COMPLIED AND CLOSED.

Inspector Masula said this case was begun pursuant to a complaint. He submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Mr. Nelson questioned why the owner did not have 180 days from July, when the permit became active, to perform inspections. Inspector Masula said the owner did have 180 days but Inspector Masula wanted to be sure the permit was closed out. Staff informed Inspector Masula that demolition permits were valid for 60 days, not 180.

Mr. Miron temporarily left the dais.

Mr. Nelson pointed out that the City had issued a building permit for the new home but was not complying the existing demolition permit "because it's not tidied up, but you wouldn't expect it to be tidied up if they're building a new house." He did not believe there was a violation and noted that issuance of the building permit made it virtually impossible to close out the demolition permit.

Mr. Miron returned to the dais but did not vote on this case.

Inspector Masula said the contractor was made aware of the violation months ago and had not acted to resolve it until final notices were sent. He informed the Board that an inspection the previous day had failed.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to find for the property owner that the violations did not exist as alleged. In a voice vote, motion passed 6-0

CASE: CE15020109

2100 S OCEAN LA # 502
PANE, BRIAN D

Certified mail sent to the owner was accepted on 8/14/15.

Robert Masula, Building Inspector, testified to the following violations:
FBC(2010) 105.1

THIS CONDO UNIT HAS BEEN ALTERED WITH INTERIOR ALTERATIONS THAT COMPROMISED THE PARTY/FIRE WALL BETWEEN THE TWO UNITS WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2010) 105.4.11

THIS CONDO UNIT HAS BEEN ALTERED WITH INTERIOR MECHANICAL ALTERATIONS WITHOUT THE REQUIRED MECHANICAL PERMIT AND/OR INSPECTIONS.

FBC(2010) 110.9

THE CONDO UNIT OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

COMPLIED:

FBC(2010) 105.4.5

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation. He explained that the violations were discovered by an inspector from the adjacent condo who had taken the photos.

Motion made by Mr. Miron, seconded by Mr. Nelson to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 10/27/15 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

CASE: CE15020958

3200 NORTHEAST 36 STREET # 411
BAUCO, DOMENICO
BAUCO, MARISA

Service was via posting on the property on 8/21/15 and at City Hall on 8/13/15.

Robert Masula, Building Inspector, testified to the following violations:
FBC(2010) 105.4.5

THIS CONDO UNIT HAS BEEN ALTERED WITH THE
INSTALLATION OF ELECTRICAL TO POWER A MINI SPLIT
A/C SYSTEM WITHOUT THE REQUIRED PERMIT AND/OR
INSPECTIONS.

FBC(2010) 105.4.11

THIS CONDO UNIT HAS BEEN ALTERED WITH THE
INSTALLATION OF A MINI SPLIT A/C SYSTEM WITHOUT
THE REQUIRED PERMIT AND/OR INSPECTIONS.

FBC(2010) 110.9

THE CONDO UNIT OWNER MUST OBTAIN ALL REQUIRED
PERMITS, SCHEDULE AND PASS ALL REQUIRED
INSPECTIONS, AND PROPERLY CLOSE OUT ALL THE
REQUIRED PERMITS TO FULLY COMPLY AND CLOSE THIS
CODE CASE.

Inspector Masula submitted photos of the property and the Notice of Violation detailing the violations and corrective action into evidence, and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Motion made by Mr. Miron, seconded by Ms. Hinton to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 10/27/15 or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

CASE: CE15041506

928 NORTHEAST 20 AVENUE
NE 20 AVENUE PROPERTIES LLC

This case was first heard on 6/23/15 to comply by 8/25/15. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the temporary tent structure permit had been issued on 6/24/15. He recommended a 154-day extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 154-day extension to 1/26/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

CASE: CE14040754

91 COMPASS LA
BRESLOW, JULIAN MARIE

This case was first heard on 7/28/15 to comply by 8/25/15. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported there had been no permit activity.

Mr. Nelson was concerned that there had been no communication with the owner. Staff reported they had sent notice of this hearing via first class mail.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 28-day extension to 9/22/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

CASE: CE15011493

401 SOUTHWEST 4 AVENUE # 605
TOTH, ILDIKO

This case was first heard on 3/24/15 to comply by 5/26/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit was active and electrical and plumbing sub permits were to be determined.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 63-day extension to 10/27/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

CASE: CE14101811

1504 NORTHEAST 3 AVENUE
ROMAN, CARLOS V

This case was first heard on 2/24/15 to comply by 8/25/15. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector reported the electrical permit had been issued and closed and the master permit had been issued on 2/24/14. He recommended a 28-day extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 28-day extension to 9/22/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

CASE: CE14021838

1448 SOUTHEAST 13 STREET
BAKER, MICKEY & JUDITH CHURCH

This case was first heard on 3/24/15 to comply by 5/26/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Chief Building Inspector, reported he had been informed by the property owner that the docks were being removed.

Motion made by Mr. Nelson, seconded by Mr. McGee, to grant a 28-day extension to 9/22/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

CASE: CE14031442

801 SOUTHEAST 18 STREET
BROOKS, DENNIS H & THO T

This case was first heard on 3/24/15 to comply by 5/26/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Chief Building Inspector, reported the contractor was removing the skylight. He recommended a 91-day extension.

Motion made by Mr. Miron, seconded by Ms. Hinton, to grant a 91-day extension to 11/24/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

CASE: CE14110452

1729 NORTHWEST 16 AVENUE
CUKIERKORN, JACQUES

This case was first heard on 2/24/15 to comply by 4/28/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Chief Building Inspector, reported the owner had pulled the master permit in April but the permits attached to it had never been issued. He confirmed the property was currently vacant.

Motion made by Mr. Nelson, seconded by Mr. Miron, to grant a 63-day extension to 10/27/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

CASE: CE14120489

1633 NORTHEAST 18 AVENUE
WIEDER, MATTHEW BRIAN

This case was first heard on 6/23/15 to comply by 8/25/15. Violations were as noted in the agenda. The property was not in compliance.

George Oliva, Chief Building Inspector, reminded the Board that at the first hearing, the owner's attorney had indicated the owner intended to apply for a variance but no application had been submitted to the City. He recommended a 28-day extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 28-day extension to 9/22/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

CASE: CE15011126

960 ALABAMA AVENUE
VELASCO, MIRIAM
VELEZ, ROBERTO

This case was first heard on 6/23/15 to comply by 8/25/15. Violations were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported after-the-fact permits had been issued and recommended a 154-day extension.

Motion made by Mr. Nelson, seconded by Mr. Miron, to grant a 154-day extension to 1/26/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

CASE: CE15031138

1520 NORTHWEST 4 STREET
FREEMAN, MARIA J

This case was first heard on 7/28/15 to comply by 8/25/15. Violations were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported the permits had expired and the property was occupied without a Certificate of Occupancy. He did not support any additional extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 28-day extension to 9/22/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

CASE: CE14061177

3505 SOUTHWEST 12 COURT
MCFARLANE, CHRISTINE

This case was first heard on 2/24/15 to comply by 4/28/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported after-the-fact permit applications had been submitted and recommended a 63-day extension.

Motion made by Mr. Miron, seconded by Mr. McGee, to grant a 91-day extension to 11/24/15, during which time no fines would accrue. In a voice vote, motion passed 6-1 with Mr. Smith opposed.

CASE: CE15031104

1531 NORTHWEST 13 COURT
RHA 2 LLC

This case was first heard on 7/28/15 to comply by 8/25/15. Violations were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the owner had applied for a fence permit and recommended a 28-day extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 28-day extension to 9/22/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

CASE: CE13100827

1609 NORTHWEST 11 STREET
SCOTT, DONALD H/E
HYDE, MARY LEE & SCOTT, JOSEPH
NEW OWNER: PROBATE PROPERTIES

This case was first heard on 11/26/13 to comply by 1/28/14. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was requesting a 28-day extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 28-day extension to 9/22/15, during which time no fines would accrue. In a voice vote, motion passed 7-0.

CASE: CE14030884

1213 NORTHWEST 23 TERRACE
THOMAS, BETHANI J
WILLIAMS, KIMBERLY

This case was first heard on 8/26/14 to comply by 9/23/14. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin to accrue on 8/26/15 and would continue to accrue until the property was in compliance.

George Olive, Chief Building Inspector, reported the permits had been issued and recommended a 154-day extension.

Motion made by Mr. Nelson, seconded by Mr. Miron, to grant a 154-day extension to 1/26/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

CASE: CE14070723

3600 SOUTHWEST 21 STREET
CAPITAL DREAM TEAM
MORTGAGE INVESTMENTS INC.

This case was first heard on 11/25/14 to comply by 1/27/15. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin to accrue on 8/26/15 and would continue to accrue until the property was in compliance.

George Oliva, Chief Building Inspector, reported 105.1, item 5 was in compliance and the owner had pulled a permit. He recommended a 63-day extension.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to grant a 154-day extension to 1/26/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

CASE: CE14121546

2448 BAYVIEW DRIVE
PERDOMO, GERARDO ARAUJO
MUNERA, J F & GALVIS, ALEJANDRO

This case was first heard on 6/23/15 to comply by 8/25/15. Violations and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin to accrue on 8/26/15 and would continue to accrue until the property was in compliance.

George Oliva, Chief Building Inspector, reminded the Board that the property was occupied by a tenant. He reported he had informed the mortgage broker representing

the owner she needed to hire an electrical contractor to renew the permits but she had never done it. He recommended imposition of the fines due to the life safety issue.

Motion made by Mr. Nelson, seconded by Ms. Hinton, to find that the violations were not in compliance by the Order date, and therefore the fines as stated in the Order would begin on 8/26/15 and would continue to accrue until the violations were corrected. In a voice vote, motion passed 7-0.

Ms. Hinton left the meeting at 2:18

CASE: CE14031507
416 SOUTHWEST 11 COURT
REYNOLDS, STUART L

This case was first heard on 1/27/15 to comply by 3/24/15. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin to accrue on 8/26/15 and would continue to accrue until the property was in compliance.

George Oliva, Chief Building Inspector, reported the owner had applied for three permits and recommended a 63-day extension.

Motion made by Mr. Miron, seconded by Mr. Smith, to grant a 63-day extension to 10/27/15, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Case: CE15041067
2816 NORTHEAST 20 COURT
BOSSART, CYNTHIA L

This case was first heard on 5/26/15 to comply by 8/25/15. Violations and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin to accrue on 8/26/15 and would continue to accrue until the property was in compliance.

George Oliva, Chief Building Inspector, reported 105.11.2.1 was in compliance and all permits had been renewed. The owner had requested a 63-day extension.

Motion made by Mr. Nelson, seconded by Mr. Smith, to grant a 63-day extension to 10/27/15, during which time no fines would accrue. In a voice vote, motion passed 6-0.

CASE: CE14061007

2186 NORTHEAST 59 COURT
O FLAHERTY, DANIEL

This case was first heard on 6/23/15 to comply by 7/28/15. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of the fine, which would begin to accrue on 8/26/15 and would continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, reported there had been no progress but he had received a voicemail from a contractor.

Motion made by Mr. Nelson, seconded by Mr. Miron, to grant a 28-day extension to 9/22/15, during which time no fines would accrue. In a voice vote, motion passed 6-0.

CASE: CE15020287

3233 NORTHEAST 34 STREET # 1612
CRICKETT, JOHN J

This case was first heard on 4/28/15 to comply by 5/26/15. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$13,500 fine, which would continue to accrue until the property was in compliance.

Robert Masula, Building Inspector, reported the master permit and electrical sub permit had been issued; the plumbing permit had passed final inspection and was closed; the mechanical permit had not been issued. Inspector Masula informed the Board that the contractor had requested the mechanical permit application be voided, "per a field inspector" but Inspector Masula said this was a misunderstanding. Inspector Masula suspected an illegal contractor had been involved in the work from the beginning.

Motion made by Mr. Miron, seconded by Mr. Smith, to grant a 63-day extension to 10/27/15, during which time no fines would accrue. In a voice vote, motion passed 6-0.

CASE: CE14082139

1544 NORTHWEST 9 AVENUE
KDE OF FL 1 LLC

This case was first heard on 11/25/14 to comply by 1/27/15. Violations, notice and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$10,800 fine, which would continue to accrue until the property was in compliance.

Jose Abin, Building Inspector, reported there had been no progress and recommended imposition of the fines. He described the history of the permit applications.

The Board discussed their options for extensions or fine impositions. Mr. Nelson said the owner had made no appreciable progress.

Motion made by Mr. Nelson, seconded by Mr. Miron, to find the violations were not in compliance by the Order date, and to impose the \$10,800 fine, which would continue to accrue until the violations were corrected. In a roll call vote, motion passed 5-1 with Mr. Mohnani opposed.

Approval of Meeting Minutes

Motion made by Mr. Nelson, seconded by Mr. Miron, to approve the minutes of the Board's June 23, 2015 meeting. In a voice vote, motion passed 6-0.

Cases Complied

The below listed cases were complied. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

CE15041503 CE14081060 CE15020130

Cases Withdrawn

The below listed cases were withdrawn. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

CE15050323 CE15051799 CE15060306 CE15031682
CE14092027 CE14051202 CE14010955 CE14021749
CE14080932 CE14100083

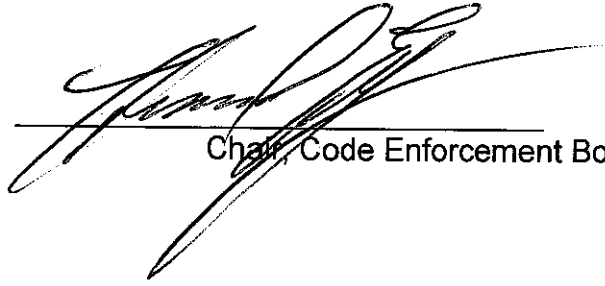
Communication to the City Commission

The Board discussed what the City could do regarding properties with imminent life safety issues.

By unanimous voice vote, the Board recommends the City Commission ask the City Manager to have staff develop a new protocol for properties that present an immediate life safety threat.

There being no further business to come before the Board, the meeting adjourned at 2:41 p.m.

ATTEST:


Clerk, Code Enforcement Board
Chair, Code Enforcement Board

NOTE: The agenda associated with this meeting is incorporated into this record by reference.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.

Minutes prepared by: Jamie Opperee, ProtoType Inc.